

THE HATCH

## NEIGHBORHOOD REPORT

September 2019

NUMBER OF SALES	↑ 2%
AVERAGE SALES PRICE	↑ 5%
MEDIAN SALES PRICE	↑ 3%

This report charts the year-to-date sales activity of metro Atlanta's most popular neighborhoods, by school districts, and compares their sales activity to the metro area as a whole. Reporting sales activity for the year provides a more accurate measure of the health of the housing market, and allows us identify top-performing neighborhoods.

## ATLANTA HOUSING MARKET ACTIVITY | SEPTEMBER 2019

SINGLE FAMILY HOME SALES 01/01/19 - 09/30/19 VS. 01/01/18 - 09/30/18	2019 Sales	2018 Sales	Diff	% Change	2019 Ave. Sales	2018 Ave. Sales	Diff	% Change
<b>UPPER WESTSIDE (CITY OF ATLANTA, FULTON COUNTY)</b>								
Channing Valley/Fernleaf/Ridgewood Heights/parts of Springlake/Wildwood/Morris Brandon Elementary (30318)	65	45	20	44%	\$698,269	\$660,978	\$ 37,291	6%
Castlewood/Hanover West/Margaret Mitchell/West Peachtree Battle/Morris Brandon Elementary (30327)	55	70	(15)	-21%	\$1,151,557	\$1,057,125	\$ 94,432	9%
Berkeley Park/Collier Hills/Underwood Hills/West Town/E. Rivers Elementary School (30318)	59	48	11	23%	\$544,996	\$543,817	\$ 1,179	0%
Adams Crossing/DuPont Commons/Hills Park/Riverside/Westside Station/Whittier Mill/Bolton Academy Elementary (30318)	116	121	(5)	-4%	\$406,527	\$390,161	\$ 16,366	4%
<b>WEST MIDTOWN (CITY OF ATLANTA, FULTON COUNTY)</b>								
Atlantic Station/Knight Park/Howell Station/Home Park/Centennial Place Elem (30318)	29	30	(1)	-3%	\$371,005	\$406,483	\$ (35,478)	-9%
<b>BUCKHEAD (CITY OF ATLANTA, FULTON COUNTY)</b>								
Buckhead East - Garden Hills/Peachtree Park/Piedmont Heights-East/Garden Hills Elementary School (30305)	74	76	(2)	-3%	\$941,554	\$943,532	\$ (1,978)	0%
Buckhead Central - Argonne Forest, Haynes Manor, Piedmont Heights-West/E. Rivers Elementary (30305)	70	65	5	8%	\$1,015,268	\$952,523	\$ 62,745	7%
Buckhead North/Northwest - Chastain Park/Tuxedo Park/Mt. Paran Road/Warren T. Jackson Elementary School (30327)	103	107	(4)	-4%	\$1,692,720	\$1,583,834	\$ 108,886	7%
Buckhead Northeast - East of Roswell Road/Sarah Smith Elementary School (30342)	82	81	1	1%	\$934,369	\$905,934	\$ 28,435	3%
Buckhead South - Ardmore Park/Brookwood Hills/Collier Hills/Loring Heights/Peachtree Hills/E. Rivers Elem School (30309 N. of the Brookwood split)	41	40	1	3%	\$917,646	\$838,738	\$ 78,908	9%
<b>ATLANTA INTOWN (CITY OF ATLANTA, FULTON AND DEKALB COUNTIES)</b>								
Ansley Park/Midtown/Sherwood Forest/south and east of the Brookwood split/Morningside Elementary School (30309)	23	36	(13)	-36%	\$1,298,759	\$1,365,222	\$ (66,463)	-5%
Morningside-Virginia Highlands/Morningside Elementary School (30306)	119	98	21	21%	\$1,058,299	\$1,003,912	\$ 54,387	5%
<b>ATLANTA (DEKALB COUNTY AND FULTON COUNTY - ATLANTA ADDRESSES BUT EITHER IN UNINCORPORATED AREA OR PART OF ANOTHER CITY)</b>								
Ashford Park/Ashford Park Elementary School	278	272	6	2%	\$716,611	\$653,857	\$ 62,754	10%
Historic Brookhaven/Sarah Smith Elementary School (30319)	28	22	6	27%	\$1,269,705	\$1,372,323	\$ (102,618)	-7%
Pine Hills/Sarah Smith Elementary School (30324)	30	30	0	0%	\$821,173	\$770,726	\$ 50,447	7%
Decatur-DeKalb County/Briarcliff/Oak Grove Elementary	79	95	(16)	-17%	\$629,507	\$558,131	\$ 71,376	13%
Decatur-City/Clairemont-Westchester-Winnona Park Elementary	44	50	(6)	-12%	\$643,732	\$727,226	\$ (83,494)	-11%
Druid Hills/Briarvista/Emory Village/CDC/Fernbank Elementary	128	93	35	38%	\$620,743	\$749,286	\$ (128,543)	-17%
Dunwoody - Austin, Kingsley and Vanderlyn Elementary Schools	226	217	9	4%	\$519,445	\$508,034	\$ 11,411	2%
North Atlanta - High Point/Chastain/Meadowbrook/High Point Elementary School	146	154	(8)	-5%	\$720,387	\$722,173	\$ (1,786)	0%
North Brookhaven - North Brookhaven/Lynwood Park/Murphy-Candler Park/Sexton Woods/Montgomery Elementary School	207	193	14	7%	\$667,518	\$643,405	\$ 24,113	4%
<b>SMYRNA/VININGS - COBB COUNTY</b>								
Smyrna/Nickajack Elementary School	86	111	(25)	-23%	\$524,503	\$523,272	\$ 1,231	0%
Smyrna /Norton Park Elementary School	107	117	(10)	-9%	\$243,863	\$243,831	\$ 32	0%
Historic Vinings/Teasley Elementary School	48	34	14	41%	\$983,970	\$1,024,664	\$ (40,694)	-4%

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<b>TOTALS - SINGLE FAMILY DETACHED HOMES</b>								
HATCH NEIGHBORHOOD REPORT TOTALS	2653	2605	48	2%	\$760,910	\$727,819	\$ 33,091	5%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	35,664	35,441	223	1%	\$368,801	\$353,694	\$ 15,107	4%
HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE					\$601,000	\$583,000	\$ 18,000	3%
FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett					\$300,000	\$289,000	\$ 11,000	4%
<b>TOTALS - ATTACHED HOMES</b>								
HATCH NEIGHBORHOOD REPORT TOTALS	2350	2704	(354)	-13%	\$359,985	\$338,860	\$ 21,125	6%
FMLS TOTALS for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett	10,504	10,912	(408)	-4%	\$284,251	\$270,125	\$ 14,126	5%
HATCH NEIGHBORHOOD REPORT MEDIAN SALES PRICE					\$294,125	\$275,000	\$ 19,125	7%
FMLS MEDIAN SALES PRICE for Five-County Metro Area/Cobb, DeKalb, Forsyth, Fulton, Gwinnett					\$239,980	\$226,000	\$ 13,980	6%

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Data source: First Multiple Listing Service